



Old Post House, Bourton, Oxfordshire, SN6 8HZ

**Guide Price: £750,000**

**richard james**

Village & Country Homes





## The Old Post House | Bourton

FREEHOLD

Council Tax Band - E | EPC Rating - F

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NO ONWARD CHAIN

Nestled in the heart of the ever-popular village of Bourton, at the foot of the Ridgeway and surrounded by the rolling Marlborough Downs, The Old Post House is a beautifully appointed and deceptively spacious four-bedroom home offering nearly 2,000 sq ft of elegant and versatile accommodation.

Approached via the paved drive with off-street parking and a generous garage, the property boasts a walled front garden and a welcoming path leading to the front door. Upon entry, you are greeted by a large central hall—complete with high ceilings, polished timber floors, and a wood-burning stove—that doubles as a charming additional reception space.

The heart of the home is the bright and expansive kitchen/dining room, thoughtfully designed with a central island, granite worktops, and ample storage. French doors open to the rear terrace, perfect for al fresco dining. A separate utility room and cloakroom are neatly tucked away beyond, providing essential day-to-day functionality.

To the rear, the main living room offers another set of French doors onto the garden, creating a wonderful indoor-outdoor flow. A second sitting room/snug at the front of the house, complete with another wood-burning stove, provides the perfect retreat for cosy evenings. There's also a dedicated office and a large storage area, ideal for busy family life or working from home.

Upstairs, the first floor houses three well-proportioned bedrooms and two modern bathrooms. The principal bedroom enjoys built-in storage and a sleek en-suite shower room, while the remaining two double bedrooms are serviced by a stylish family bathroom. A fully boarded loft offers further extensive storage potential.

The rear garden is a private sanctuary—mainly laid to lawn and surrounded by mature planting and high stone walls, making it safe and secure for both children and pets.



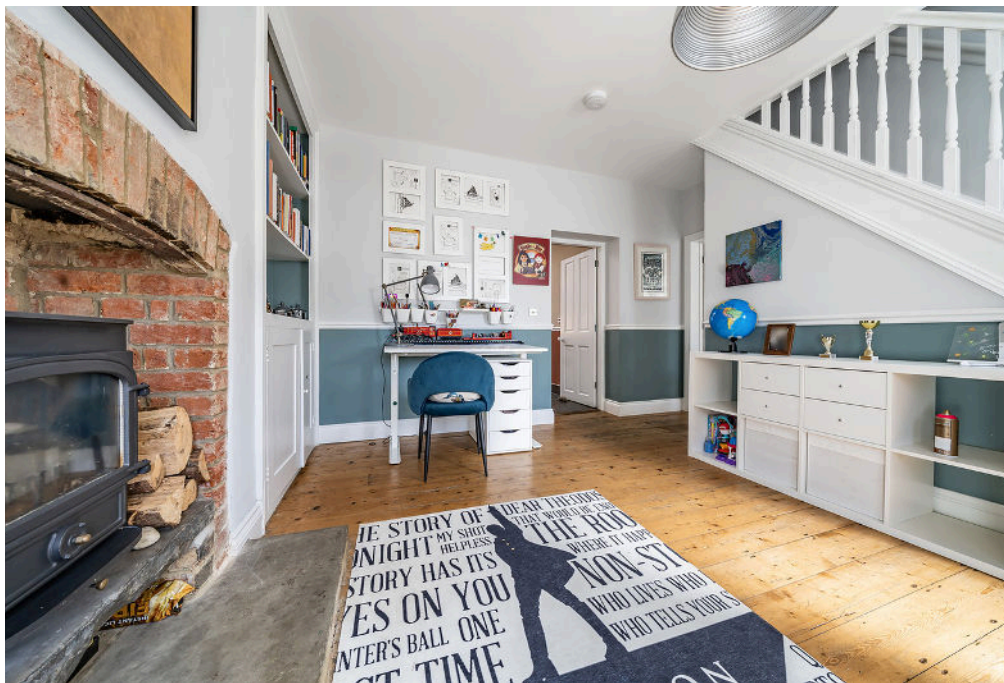


Bourton is an idyllic village location offering immediate access to outstanding countryside, with bridleways, walking trails, and cycling routes at your doorstep. The prestigious Pinewood School lies just moments away, with a wide selection of well-rated schools and thriving local amenities in nearby Shrivenham (1.5 miles).

The bustling towns of Faringdon, Wantage, and Marlborough provide a rich mix of cafes, shops, and markets, while Swindon (under 10 miles) offers excellent transport links including high-speed rail to London and the West. The M4 (Junctions 14 and 15) is easily accessible for road commuters.

















# Floorplan

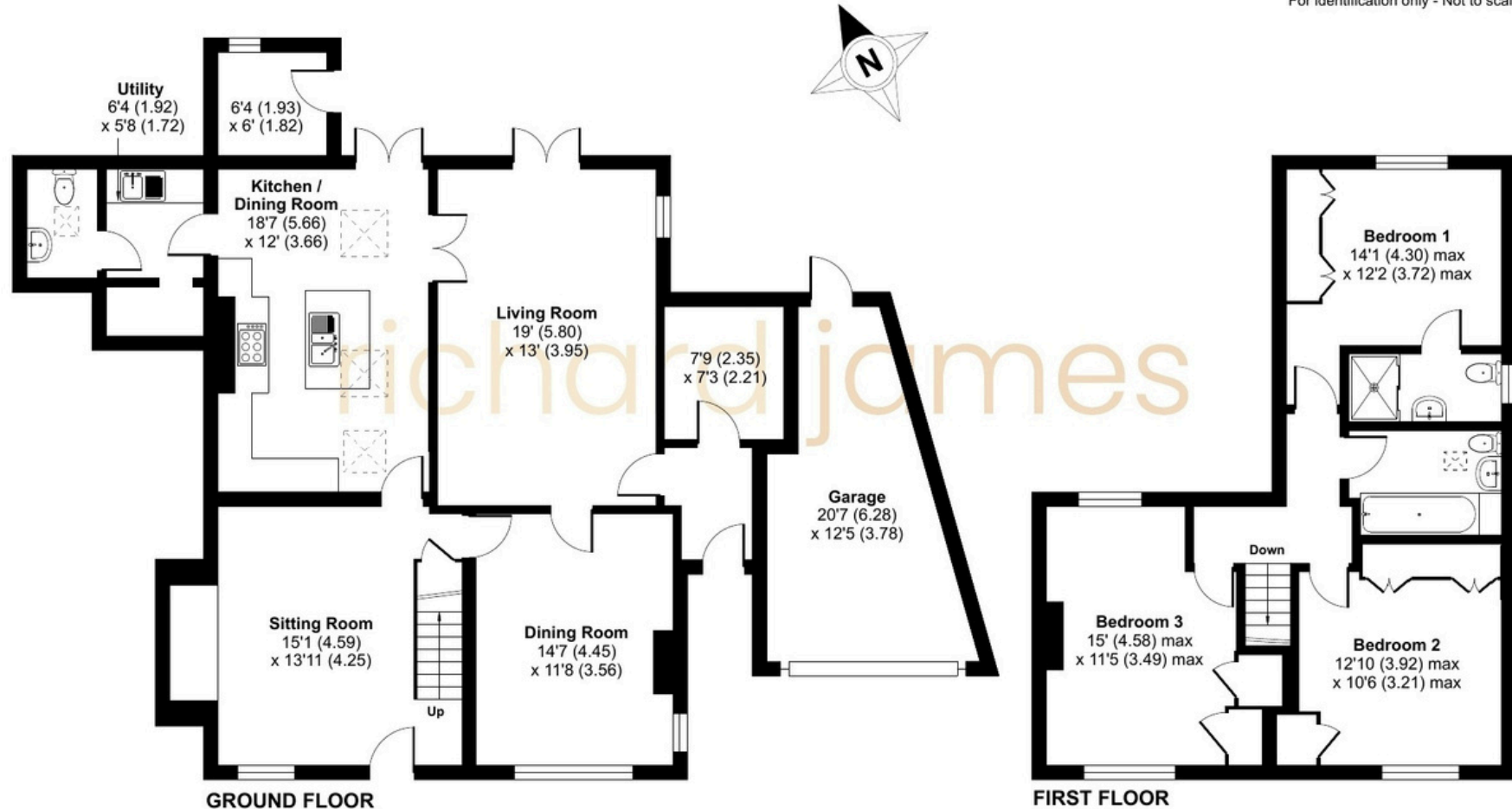
Approximate Area = 1738 sq ft / 161.4 sq m

Garage = 180 sq ft / 16.7 sq m

Outbuilding = 38 sq ft / 3.5 sq m

Total = 1956 sq ft / 181.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nñchecom 2025. Produced for Richard James Estate Agents Ltd. REF: 1268736

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